

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Tuxedo Park on the southeast corner of 22 Avenue NW and 2 Street NW. The site is approximately 0.07 hectares (0.17 acres) in size, with dimensions of approximately 18 metres wide and 38 metres deep. The site is currently developed with a single detached dwelling and detached garage. Direct lane access is provided along the south side of the site with the existing garage accessed from the lane.

Surrounding development consists of a mix of single, semi-detached, and rowhouse development designated as the Residential – Contextual One / Two Dwelling (R-C2) District, the R-CG District and Multi-Residential – Contextual Grade-Oriented (M-CG) District. The Centre Street Main Street is located 300 metres (a four-minute walk) to the east and the 16 Avenue NW Main Street is located 600 metres (an eight-minute walk) to the south. Both Main Streets provide the community with commercial, institutional, transit and recreational facilities.

There are three schools in close proximity to the site. Balmoral School (grades five to nine) is 400 metres (a five-minute walk) to the south. St. Joseph School (Kindergarten to grade nine) and École de la Rose Sauvage (grades seven to twelve) are 550 metres (a seven-minute walk) to the northwest.

The Mount Pleasant Community Hall, park, community sportsplex and outdoor pool are located 500 metres (a seven-minute walk) to the west. The North Mount Pleasant Arts Centre is located 700 metres (a nine-minute walk) to the northwest.

Community Peak Population Table

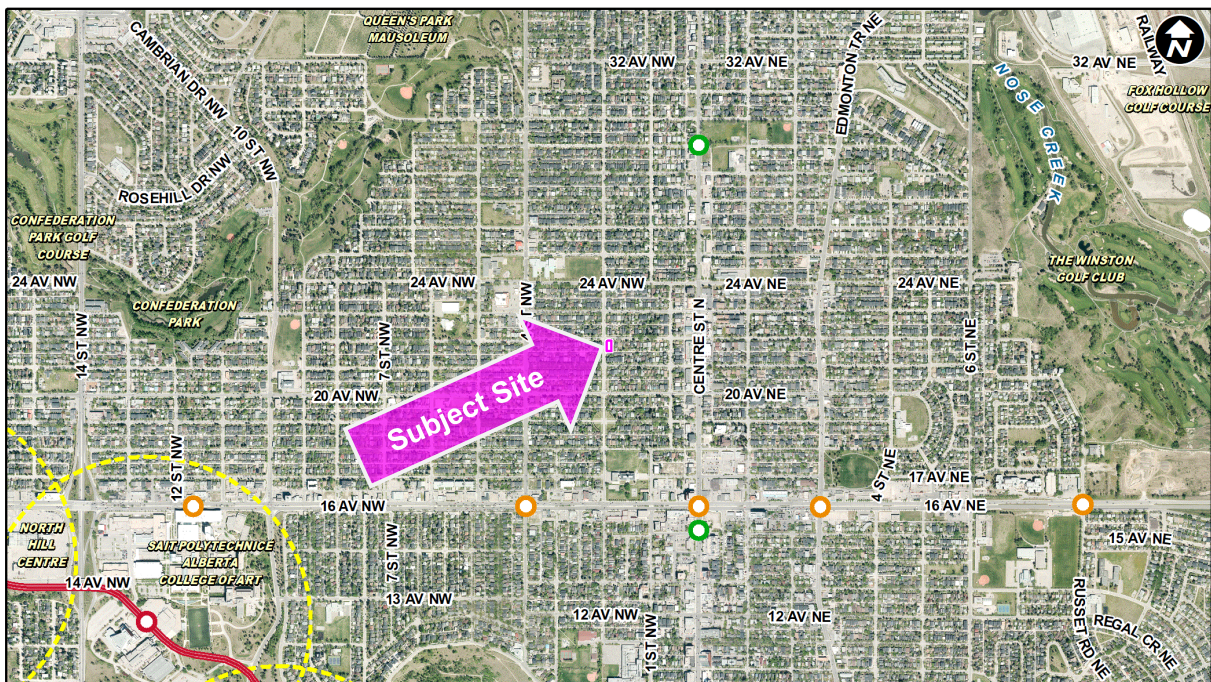
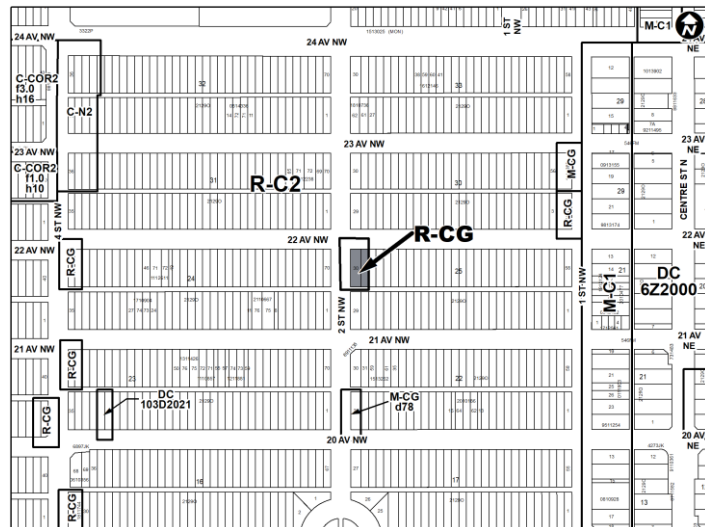
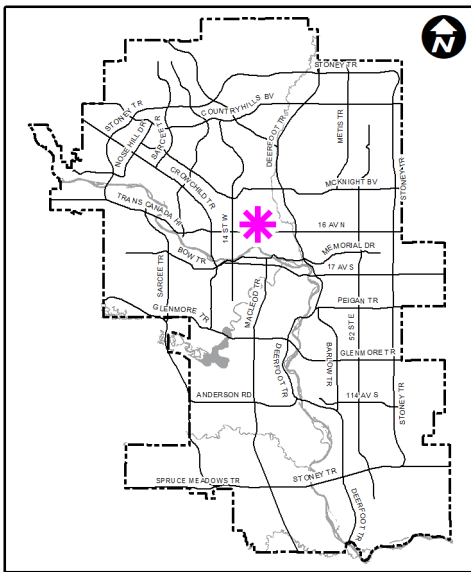
As identified below, the community of Tuxedo Park reached its peak population in 2019.

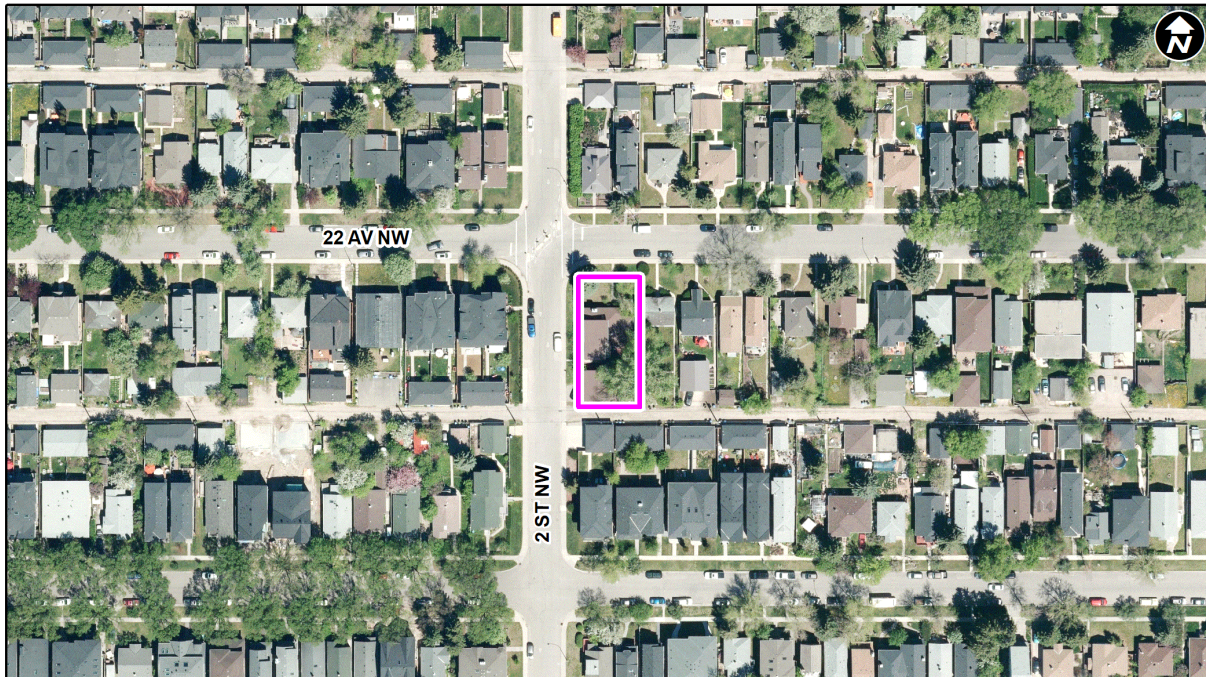
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Tuxedo Park Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites in the developed area. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two primary dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow a maximum of five dwelling units on the subject parcel.

Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. Parking requirements will be determined at the development permit stage and will be reviewed for compliance with all the rules of Section 546 of the Land Use Bylaw.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Given the specific context and features of this site, additional items that

would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units;
- access and parking provision;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

There are a number of transit routes in proximity to the subject site that provide opportunity to travel in all directions to and from the site. Transit Route 3 (Elbow Drive/Centre St N) runs along Centre Street with stops for both north and south-bound travel 350 metres (a four-minute walk) to the east. There are nine routes located 950 metres (a 12-minute walk) to the southeast. Transit Routes 303 (Max Orange Brentwood/Saddletowne) and 19 (16 Av N) run along 16 Avenue NW and have stops for both east and west-bound travel. Transit Routes 62 (Hidden Valley Express), 64 (Macewan Express), 109 (Harvest Hills Express), 116 (Coventry Hills Express), 142 (Panorama Express), 301 (BRT North/City Centre) and 300 (BRT Airport/City Centre) run along Centre Street N and have stops for both north and south-bound travel.

Street parking adjacent to the site is unrestricted along both 22 Avenue NW and 2 Street NW.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and moderate intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG

District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject parcel is located within the Neighbourhood Local urban form category as identified on Map 3 of the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses and supports a broad range of housing types, unit structures, and built forms. The site is also identified as Limited scale on Map 4 (Building Scale) which allows for development up to three storeys. Several policies lay out conditions under which building forms that contain three or more residential units should be supported, including sites near or adjacent to an identified Main Street, and where the parcel has a lane, and parking can be accommodated on site. The proposed land use amendment is in alignment with the Neighbourhood Local area policies as the site is within short walking distance of two Main Streets and is laned to accommodate parking in the rear. The proposed land use amendment is in alignment with the applicable policies of the LAP.